



37 Florida Keys Hull Road Wilberfoss

York, YO41 5PF

**Guide Price £60,000**



**TWO BEDROOM HOLIDAY HOME WITH HOT TUB!** This charming park home is located within the ever popular Florida Keys holiday park in the delightful village of Wilberfoss. The property boasts an open plan living kitchen with modern fitted units, perfect for relaxing or entertaining guests plus two bedrooms and two bathrooms. There is ample space for a small family or guests to stay comfortably. To the outside is an impressive decked area, hot tub and parking for two cars. The picturesque surroundings provide a peaceful atmosphere, ideal for those seeking a quiet retreat yet conveniently located on Hull Road ensures easy access to nearby attractions plus being very close to the market town of Pocklington which has an abundance of cosy, traditional Yorkshire pubs and eateries along with being just a 20 minute drive from York city centre.

**Open Plan Living/Dining Kitchen**

**Bedroom 1**

**En-Suite**

**Bedroom 2**

**Bathroom**

**Designated Parking**

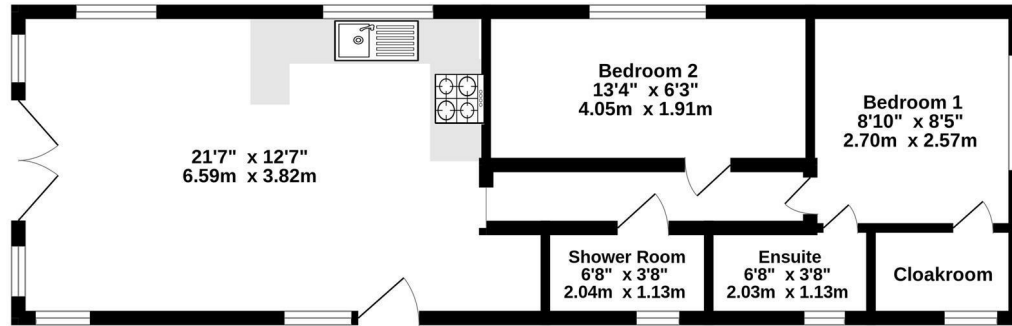
**Decked Area**





## FLOOR PLAN

Ground Floor  
479 sq.ft. (44.5 sq.m.) approx.

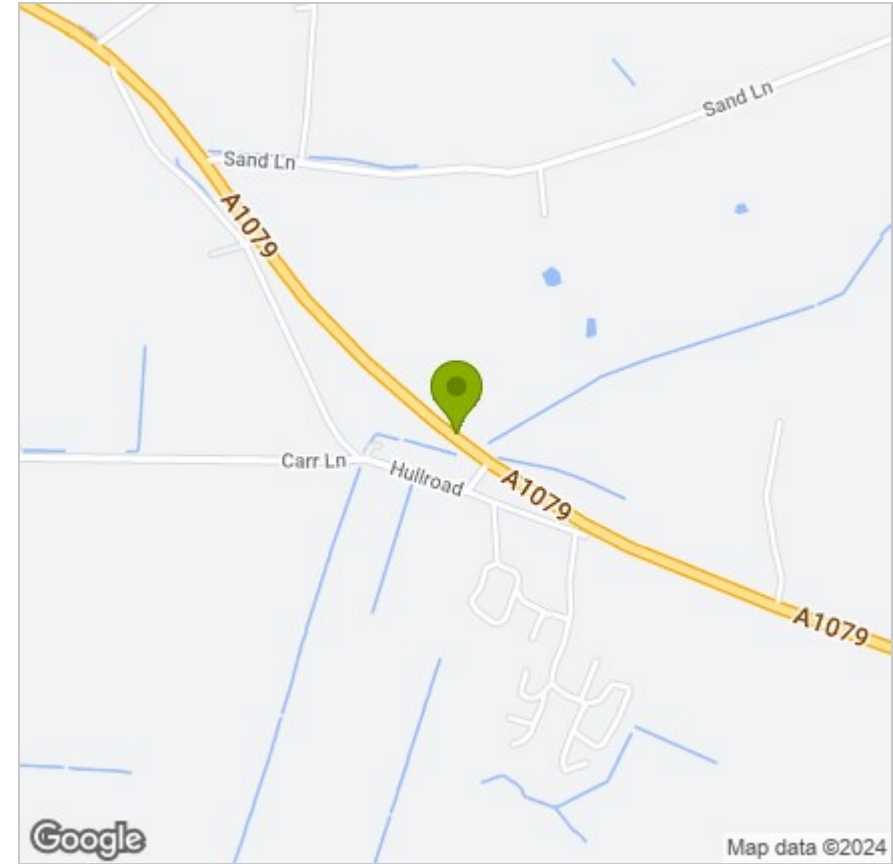


TOTAL FLOOR AREA : 479 sq.ft. (44.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## LOCATION



EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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